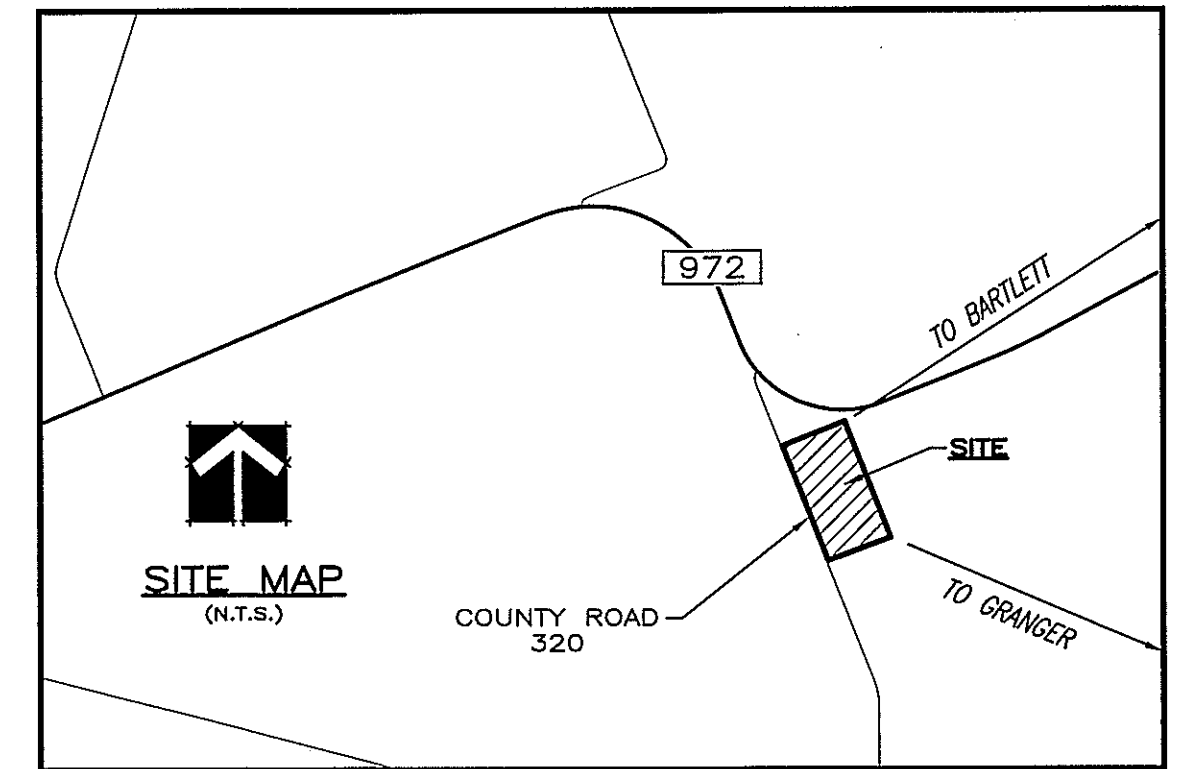


DRAWING FILE: S:\2012_PROJECTS\12088 I&GN RR SURVEY 20 ACRE SUBDIVISION\DRAWINGS\PLATS\ PRELIMINARY_20120504.dwg May 22, 2012 - 9:16 am chris

CALLED 149.052 ACRES
SECOND TRACT
WESLEY HAJDA, et ux
VOL. 814, PG. 770
D.R.W.C.

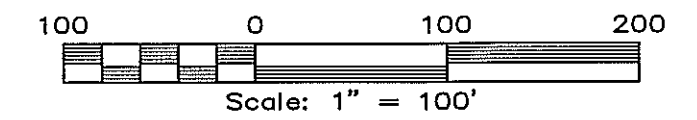
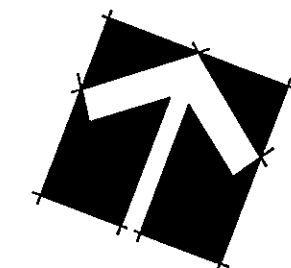
PRELIMINARY PLAT
**WILLIAM BEND ESTATES
SUBDIVISION**
20.65 ACRES OUT OF
THE I. & G.N. RAILROAD SURVEY ABSTRACT
NO. 818
WILLIAMSON COUNTY, TEXAS



CONTOUR DATA BASED ON
NAVD 88

LEGEND

●	1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON PIN SET w/YELLOW PLASTIC CAP "CS, LTD"
B.L.	BUILDING SETBACK LINE
E.E.	ELECTRIC EASEMENT
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS WILLIAMSON CO.
O.R.W.C.	OFFICIAL RECORDS WILLIAMSON CO.
D.R.W.C.	DEED RECORDS WILLIAMSON CO.
P.R.W.C.	PLAT RECORDS WILLIAMSON CO.



BEARINGS BASED ON GRID NORTH
TEXAS STATE PLANE COORDINATE SYSTEM
CENTRAL ZONE (NAD83)

PRELIMINARY PLAT OF
WILLIAM BEND SUBDIVISION

OWNERS: JUSTIN ROBBINS
103 SPANISH OAKS CIRCLE
GEORGETOWN, TEXAS 78628
(512)635-7614

ACREAGE: 20.66 ACRES
SURVEY: I. & G.N. RAILROAD SURVEY, ABSTRACT NO. 819
NO. OF BLOCKS: 0
NO. OF LOTS: 4 RESIDENTIAL
NEW STREETS: NONE
DATE: MAY 2012
SURVEYOR: CASTLEBERRY SURVEYING, LTD.
ENGINEER: SMITH-WESTERN ENGINEERING
TBPE FIRM #1612
3613 WILLIAMS DRIVE, STE. 901
GEORGETOWN, TEXAS 78628
(512) 869-1168/(512) 819-4677 fax

NUMBER	DIRECTION	DISTANCE
L1	S 68°15'30" W	40.00'
L2	S 21°44'30" E	40.48'
L3	S 21°24'26" E	20.17'
L4	S 68°22'54" W	35.69'
L5	S 38°51'59" E	44.11'
L6	S 36°45'37" E	17.73'
L7	S 53°14'23" W	20.00'
L8	N 36°45'37" W	17.37'
L9	N 38°51'59" W	49.98'
L10	S 20°45'54" W	37.74'
L11	N 63°48'14" E	1.39'
L12	S 26°11'46" E	20.00'
L13	S 63°48'14" W	3.02'
L14	S 69°48'52" W	9.92'
L15	N 20°45'54" E	17.20'
L16	S 57°04'27" W	1.56'
L17	S 32°55'33" E	20.00'
L18	S 57°04'27" W	8.25'
L19	S 20°58'05" E	5.83'
L20	S 21°51'00" E	39.37'

NOTES:

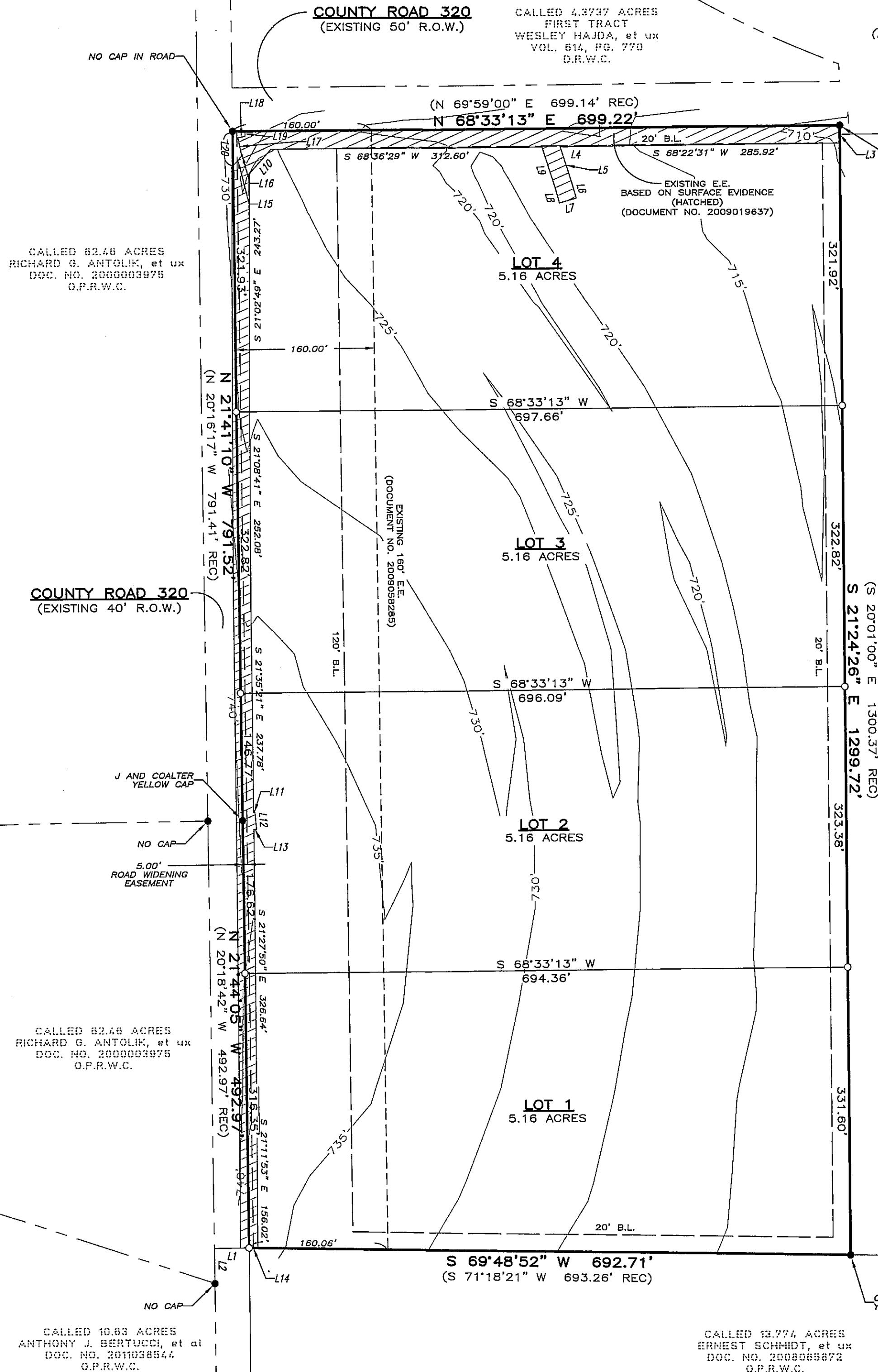
- BUILDING LINE SETBACKS SHOWN HEREON ARE AS SET OUT IN RESTRICTIONS RECORDED UNDER DOCUMENT NOS. 2008002227, 2008025297 AND 2008031378, O.P.R.W.C.
- DEPICTION OF ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS GRANTED TO BARTLETT ELECTRIC COOPERATIVE, INC, RECORDED UNDER DOCUMENT NO. 2009019637, O.P.R.W.C., IS BASED UPON SURFACE EVIDENCE LOCATED ON THE GROUND AT THE TIME OF THIS SURVEY AND FOR CLARITY, PORTIONS OF SAID EASEMENT, AS SUCH AFFECTS THIS TRACT, HAVE BEEN ANNOTATED ALTHOUGH NO RECORD DESCRIPTION IS AVAILABLE.
- PROPERTY IS SUBJECT TO A BLANKET WATER LINE AND FACILITIES EASEMENT GRANTED TO JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 2010027198, O.P.R.W.C.
- WATER SERVICE SHALL BE PROVIDED BY JONAH WATER SPECIAL UTILITY DISTRICT.

NO LOT IN THIS SUBDIVISION IS ENROACHED BY A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48491C0150E AND 48491C0325E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

NO STRUCTURE OR LAND ON THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.

Justin Robbins
WILLIAMSON COUNTY 911 ADDRESSING COORDINATOR SIGNATURE
PRELIMINARY PLAT APPROVAL

POSTMASTER SIGNATURE



CALLLED 82.48 ACRES
RICHARD G. ANTOLIK, et ux
DOC. NO. 2008003975
O.P.R.W.C.

COUNTY ROAD 320
(EXISTING 40' R.O.W.)

CALLLED 82.48 ACRES
RICHARD G. ANTOLIK, et ux
DOC. NO. 2008003975
O.P.R.W.C.

CALLLED 10.83 ACRES
ANTHONY J. BERTUCCI, et al
DOC. NO. 201038544
O.P.R.W.C.

CALLLED 1.3737 ACRES
FIRST TRACT
WESLEY HAJDA, et ux
VOL. 814, PG. 770
D.R.W.C.

LOT 4
5.16 ACRES

LOT 3
5.16 ACRES

LOT 2
5.16 ACRES

LOT 1
5.16 ACRES

CALLLED 13.774 ACRES
ERNEST SCHMIDT, et ux
DOC. NO. 2008065872
O.P.R.W.C.

Castleberry Surveying Ltd.
3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1800 / (512) 930-9389 fax
www.castleberryurveying.com